

PLANNING

INFORMATION
REPORT

CENTRAL PLANNING BOARD

1961 NO. 1

NEWARK NEW JERSEY

POPULATION TRENDS IN NEWARK

Recently published data from the U. S. Bureau of the Census indicate that Newark's population declined from 438,776 in 1950 to 405,220 in 1960. This apparent 7.6 percent drop has been interpreted in various ways, generally in terms of a vague foreboding that somehow the social and economic vitality of the City was at stake. Yet an examination of trends in the City, County and other large urban communities of New Jersey, show a long-term urban position that is by no means unfavorable and a pattern that should cast considerable light on Newark's experience during the past decade.

This first Bulletin of the Newark Central Planning Board will examine population changes in the City, the surrounding area and the major communities of the State. It will also present preliminary population changes that have taken place in Newark's census tracts (groups of about six or eight blocks) and neighborhoods during the past decade. Subsequent Bulletins will examine Newark's pertinent population characteristics, such as income per family and per capita, size of family, mobility patterns and housing quality and trends, as they become available from the U. S. Census of 1960. Later issues will be devoted to basic trends in the City's economy as well as tax, business relocation, renewal and construction developments.

It is hoped that this first issue as well as the ones to follow will prove useful for decisions in many facets of Newark's development. Certainly, the planning and programming of schools, highways, capital budget requirements, police, fire and other municipal services as well as health, hospitals and recreational activities should be attuned to population shifts and changes. The same would be true of a multitude of decisions relating to private housing investment as well as plant, office and retail location and expansion.

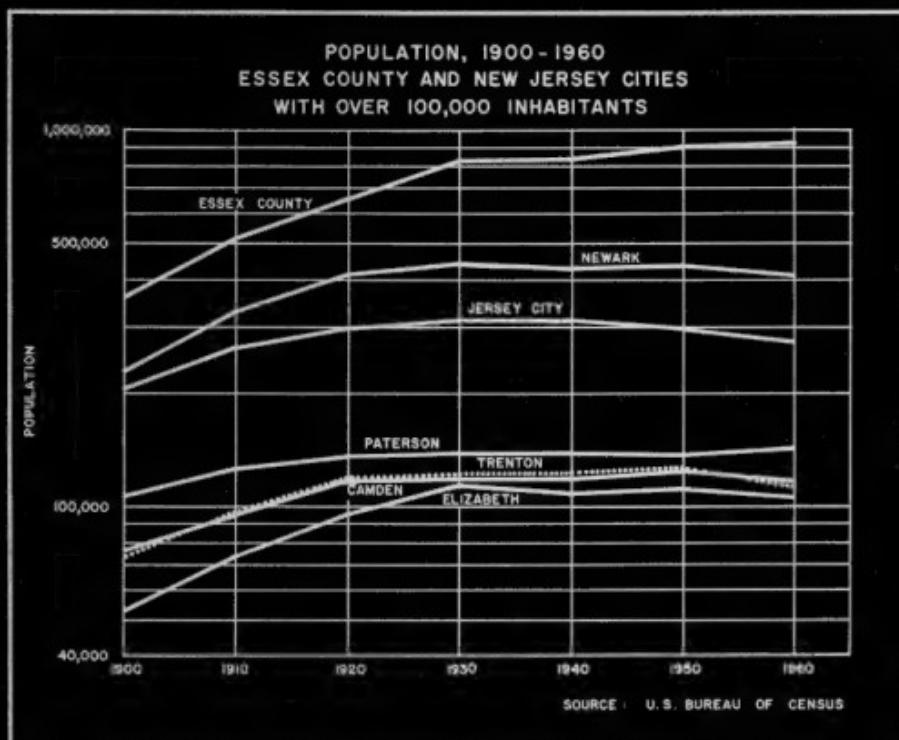
POPULATION TRENDS IN NEWARK AND ESSEX COUNTY 1900 - 1960

<u>Newark</u>	<u>Essex County</u>		<u>Percent Newark of Essex County</u>
<u>Year</u>	<u>Number</u>	<u>Percent Change</u>	
1900	246,070	41.2	359,100
1910	347,469	19.3	512,886
1920	414,524	6.7	652,089
1930	442,337	- 2.8	833,513
1940	429,760	2.1	837,340
1950	438,776	- 7.6	905,949
1960	405,220		923,545

SOURCE: U. S. Bureau of the Census

NEWARK POPULATION TRENDS

As indicated at the outset, it is evident that population trends in Newark cannot be disassociated from the county and region of which it is a part. For example, long-term trend in Essex County clearly establishes the fact that the major population growth occurred in the first three decades of the century, when an annual average growth rate of 4.4 percent was achieved.



As early as 1930, a sharp deceleration set in and during the next two decades the rate of population growth in the County as a whole came almost to a standstill, even though some numerical increases were recorded. This 60-year pattern, based on major revolutions in urbanization, transportation and land use arrangements produced a very similar type of population picture in Newark except that the "slowing down" process occurred earlier. Indeed, all the major cities of the State experienced essentially the same growth and stabilization pattern since the beginning of the century. As a matter of fact, the largest and generally older cities of the State showed absolute declines in the last decade ranging from 4.5 percent in Elizabeth to 11.6 percent in Trenton. In the light of this analysis, the population decline in Newark between 1950 and 1960 was neither atypical nor out of line with basic urban demographic developments in the New York-Northeastern New Jersey metropolitan area.

It should be borne in mind that Newark's drop from 438,766 in 1950 to 405,220 in 1960 may be due, in part, to technical problems associated with census taking rather than an actual decline itself. The extent to which this factor has "biased" the April 1960 count is, of course, difficult to determine. In this respect, it should be noted that Newark's building permit data during the past decade indicated a net gain of 6,300 dwelling units and the preliminary 1960 dwelling unit count of the Census Bureau showed a gain of 11,526 units since 1950. (The difference between the Bureau's count and the permit data can be partially accounted for by the fact that the 1960 census count was broader than that of 1950 and included more rooming house units.) In

any case, it is clear that a dwelling unit increase has taken place in Newark during the past decade. Furthermore, the Newark Board of Education has indicated a rise in total day school enrollment from 54,960 in September 1950 to 62,400 in September 1960. In the absence of any evidence of housing vacancy increases since 1950, both these sources point to the possibility of a much smaller decline than is indicated by census figures or even a slight increase. As a matter of fact, on the basis of 96,500 births and 41,900 deaths of Newark residents during the past decade, its population would have increased by 54,600 due to a natural increase alone. This, however, has been offset, at least partially, by a net out-migration.

COMMUNITY POPULATION CHANGES

The population changes in Newark's thirteen communities during the past decade are shown below and on the attached map. Newark Core which is the commercial, cultural and transportation hub of the city experienced the greatest loss, dropping 27 percent compared with an overall city decline of 7.6 percent. It is not likely that non-residential displacements would have generated such a volume of out-movements particularly in view of the fact that the preliminary census of 1960 indicated a net dwelling unit gain of 3,000 for this area. It is, however, in this crowded, central community that the physical process of head counting is subject to the greatest amount of under reporting. This factor may very well account for some of the 20 percent loss in the Ironbound, although here it is evident that the displacement of older residential structures by factory and other non-residential

construction plays a major role. The "outer" communities in Newark, on the other hand, show no consistent population pattern. For example, gains in Vailsburg can be almost entirely attributed to the fairly large scale residential construction in Ivy Hill and other multi-family developments as well as single-family homes. On the other hand, residential construction in the past decade has not been able to reverse the declines in Weequahic and North Newark.

POPULATION IN NEWARK'S COMMUNITIES 1950 and 1960

	<u>1950</u>	<u>1960</u>	<u>Percent Change</u>	<u>Persons Per Net Residential Acre-1960</u>
Newark Core	62,900	45,900	- 27.0	183
North Newark	57,700	55,900	- 3.1	107
Roseville	33,500	29,600	- 11.6	101
Vailsburg	28,700	34,400	+ 19.9	83
West Side	59,900	55,000	- 8.2	147
West Market	32,500	29,000	- 11.7	181
Belmont	14,700	17,300	+ 17.7	251
Clinton Hill	25,200	25,100	- 0.4	106
Hayes Circle South	21,800	22,800	+ 4.6	178
Ironbound	51,000	42,600	- 16.5	130
Weequahic	42,600	38,700	- 9.0	82
Dayton	6,500	5,400	- 16.9	121
Meadowland	1,800	1,100	- 38.9	-
Total	438,800	402,800*	- 8.2	122

*Preliminary total

SOURCE: U. S. Bureau of the Census

NEWARK'S CENSUS TRACTS

When we look at population changes by census tracts, it is apparent that most have experienced losses in the past ten years, and if little or no construction or demolition has taken place in these tracts, we can assume an "independent" net out-migration. These kinds of tracts can be found throughout the City in central, intermediate and outlying areas. Census tracts with gains tend to fall into two groups, those in which residential construction has taken place on essentially vacant or non-residential land or where new developments have increased the number of dwelling units over the former site. Ivy Hill (census tract 22), Archbishop Walsh Homes (census tract 96), and new construction east of Branch Brook Park are examples of this phenomenon. The second and closely related group of "increase" tracts are those that have received a substantial influx of families displaced by housing developments constructed between 1950 and 1960. These tend to be located near the former sites, and it is apparent that the ring of "increase" tracts in and near the Old Third Ward are in this category. Relocation from the Reverend Hayes Homes and from the more recently cleared site of the Stella Wright Housing Project probably accounts for the population gains in the adjacent census tracts.

CONCLUSION

In the light of current renewal developments in Newark, it is not unlikely that past trends may be modified even to the extent of reversing the recent downward shift in population. The expected volume of residential building under Title I of the Housing Act of 1949 should act as a counter force to the outward movement which will probably continue at least into the next decade. This "balance" will be

significant not only in terms of numbers but in terms of keeping and attracting middle and upper middle income families to the City, a possibility that is becoming evident in the renting pattern of Colonade Houses on the site of Newark's first completed redevelopment project.

Within the next decade, at least five essentially residential renewal areas are expected to add approximately 30,000 new dwelling units to Newark's total housing stock. The net gain resulting from all Title I developments (residential and non-residential) is expected to equal about 20,000 dwelling accommodations and private, non-assisted construction will probably account for several thousand more. It is, therefore, very likely that a reversal of the past trend can be expected to emerge in the decades ahead.



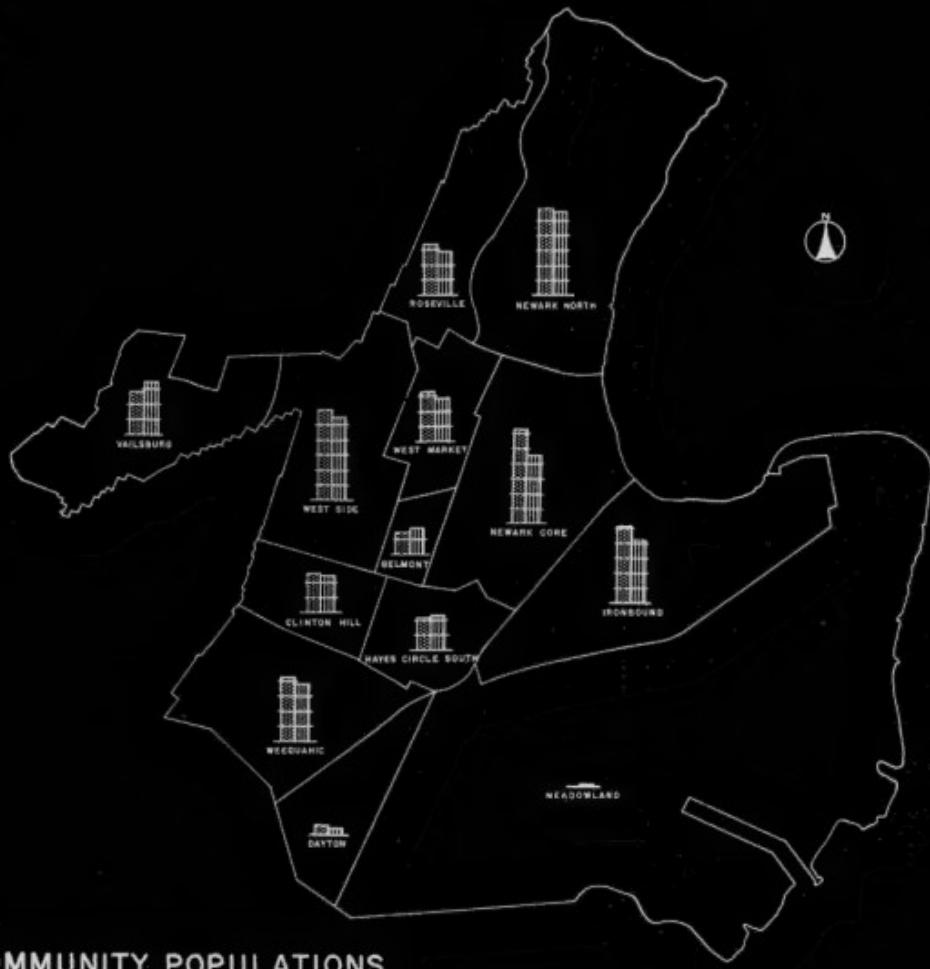
**POPULATION CHANGES
BY CENSUS TRACTS
1950 AND 1960**

GAIN	LOSS
2000 AND OVER	UNDER 100
100 - 499	100 - 499
UNDER 100	500 - 999
100 AND OVER	1000 AND OVER

SOURCE: U.S. BUREAU OF THE CENSUS
1950 AND 1960

NEWARK, NEW JERSEY
CENTRAL PLANNING BOARD DECEMBER 1960

0 1000 3000 5000



COMMUNITY POPULATIONS
1950 AND 1960



NEWARK, NEW JERSEY

CENTRAL PLANNING BOARD

DECEMBER, 1960

SOURCE: U.S. BUREAU OF THE CENSUS
 1950 AND 1960

0 10,000' 20,000' 30,000'



CENSUS TRACTS NEWARK, NEW JERSEY

CENTRAL PLANNING BOARD, NOVEMBER 1960

0 1000' 2000' 3000'

POPULATION IN NEWARK BY CENSUS TRACTS

1940, 1950, and 1960

Census Tract	1940	1950	Preliminary 1960.	Change 1950-1960
1	3,120	4,222	4,600	+ 378
2	2,767	2,463	1,990	- 473
3	2,588	4,191	3,020	- 1,171
4	2,539	2,329	1,925	- 404
5	1,738	1,589	1,443	- 146
6	4,486	4,253	3,968	- 285
7	5,148	5,739	5,116	- 293
8	4,580	4,130	3,837	- 293
9	5,100	5,569	5,065	- 504
10	3,712	3,480	3,404	- 76
11	4,363	3,909	3,160	- 749
12	3,914	4,289	3,945	- 344
13	4,192	4,201	3,680	- 521
14	5,583	5,507	5,274	- 233
15	4,145	4,110	3,962	- 148
16	5,445	6,121	5,681	- 440
17	4,931	5,114	4,897	- 217
18	4,933	4,675	4,269	- 406
19	2,617	3,975	2,908	- 1,067
20	4,412	3,939	4,162	+ 223
21	4,063	3,919	3,780	- 139
22	5,373	5,999	11,088	+ 5,089
23	4,502	4,538	4,490	- 48
24	4,680	4,713	4,298	- 415
25	5,047	5,073	4,834	- 239
26	4,526	4,143	3,889	- 254
27	4,588	4,050	3,786	- 264
28	2,576	2,322	1,872	- 450
29	4,997	4,504	4,151	- 353
30	5,124	5,257	3,864	- 1,393
31	4,018	3,938	5,399	+ 1,461
32	5,027	4,500	4,567	+ 67
33	4,275	4,186	4,199	+ 13
34	3,619	3,350	3,212	- 138
35	3,446	3,141	2,920	- 221

Census Tract	1940	1950	Preliminary 1960	Change 1950-1960
36	3,842	3,545	3,315	- 230
37	2,912	2,769	2,680	- 89
38	5,702	5,463	5,584	+ 121
39	3,316	4,294	3,551	- 743
40	4,856	4,630	4,702	+ 72
41	4,444	4,346	4,647	+ 301
42	4,566	4,742	4,368	- 374
43	4,459	4,524	3,963	- 561
44	3,308	3,102	2,828	- 274
45	4,919	5,462	4,868	- 594
46	4,447	4,234	3,533	- 701
47	5,331	5,033	4,642	- 391
48A	2,034	3,971	3,427	- 544
48B	2,775	5,417	5,400	- 17
49	4,830	4,730	4,187	- 543
50	4,339	4,143	4,014	- 129
51	4,856	4,611	4,434	- 177
52	3,714	3,418	3,053	- 365
53	4,982	4,670	4,471	- 199
54	6,500	6,541	6,369	- 172
55	4,093	3,871	4,112	+ 241
56	3,506	3,437	3,934	+ 497
57	6,651	6,245	5,514	- 731
58	4,692	4,851	5,299	+ 448
59	5,455	5,638	5,536	- 102
60	4,312	5,031	3,873	- 1,158
61	3,210	3,359	5,616	+ 2,257
62	5,260	5,723	3,704	- 2,019
63	3,329	3,757	2,529	- 1,228
64	6,041	6,293	4,781	- 1,512
65	3,477	4,749	2,949	- 1,800
66	6,220	6,675	4,659	- 2,016
67	4,373	5,382	4,753	- 629
68	5,102	5,057	3,859	- 1,198
69	4,636	4,222	3,476	- 746
70	4,976	4,066	3,530	- 536
71	3,471	3,410	2,797	- 613
72	4,338	3,932	3,366	- 566
73	4,512	3,731	3,345	- 386
74	2,560	2,468	1,888	- 580

Census Tract	<u>1940</u>	<u>1950</u>	Preliminary <u>1960</u>	Change 1950-1960
75A	4,256	5,525	4,690	- 835
75B	3,775	4,900	4,151	- 749
76	3,551	3,100	2,176	- 924
77	3,770	3,128	2,947	- 481
78	3,791	3,504	3,015	- 489
79	4,362	4,451	4,237	- 214
80	3,818	4,753	3,230	- 1,523
81	5,582	5,657	4,224	- 1,433
82	4,627	4,723	3,645	- 1,078
83	4,329	4,168	2,980	- 1,188
84	3,469	3,360	2,536	- 824
85	6,863	6,957	5,508	- 1,449
86	4,766	5,635	4,506	- 1,029
87	6,167	5,854	4,580	- 1,274
88	5,219	4,480	5,728	+ 1,248
89	4,294	3,797	3,018	- 779
90	4,144	3,701	1,461	- 2,240
91	4,580	4,032	3,398	- 634
92	4,273	4,742	4,434	- 308
93	4,151	4,399	4,515	+ 116
94	3,928	3,935	5,030	+ 1,095
95	4,103	4,929	4,842	- 87
96	4,586	4,681	6,888	+ 2,207
97	4,627	4,784	4,282	- 502
98	209	301	153	- 148
Total	429,760	438,776	402,815	-35,961